088.0	0001	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	539,700	/	539,700
USE VALUE:	539,700	/	539,700
ASSESSED:	539,700	/	539,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNHA JOHN A
Owner 2:	
Owner 3:	
Street 1:	11 VISTA CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,060 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Texture 111 Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7060.000	97,400		442,300	539,700
Total Card	0.162	97,400		442,300	539,700
Total Parcel	0.162	97,400		442,300	539,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 771.00 | /Parcel: 771.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55601
GIS Ref	
GIS Ref	
Insp Date	09/19/18

!7138!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	97,400	0	7,060.	442,300	539,700	539,700	Year End Roll	12/18/2019
2019	101	FV	84,800	0	7,060.	448,600	533,400	533,400	Year End Roll	1/3/2019
2018	101	FV	84,800	0	7,060.	334,900	419,700	419,700	Year End Roll	12/20/2017
2017	101	FV	84,800	0	7,060.	303,300	388,100	388,100	Year End Roll	1/3/2017
2016	101	FV	84,800	0	7,060.	290,600	375,400	375,400	Year End	1/4/2016
2015	101	FV	84,400	0	7,060.	246,400	330,800	330,800	Year End Roll	12/11/2014
2014	101	FV	84,400	0	7,060.	233,800	318,200	318,200	Year End Roll	12/16/2013
2013	101	FV	84,400	0	7,060.	222,400	306,800	306,800		12/13/2012

PRINT

Date	Time
12/10/20	21:48:52

LAST REV

Date	Time
12/26/19	16:59:02
apro	
7138	

USER DEFINED

Prior Id # 1:	55601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNING JOHN R	25059-409		12/15/1994		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1435	Siding	14,450					
11/15/1993	570		6,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7060		Sq. Ft.	Site		0	70.	0.89	5									442,260						442,300	

Total AC/HA: 0.16208 | Total SF/SM: 7060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,260 | Spl Credit | Total: 442,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.96030402
Adj $ / SQ:	123.159
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	141211
Depreciation:	43776
Depreciated Total:	97436

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.16
Special Features:	0	Val/Su Net:	139.14
Final Total:	97400	Val/Su SzAd	139.14

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	123.160	86,211

Net Sketched Area:	700			Total:	86,211
Size Ad	700	Gross Are	700	FinArea	700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: